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MEMORANDUM

May 10, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 5/15/73

Petition No. Z-2753
Abraham Eisenberg
215 Newbury Street, Boston

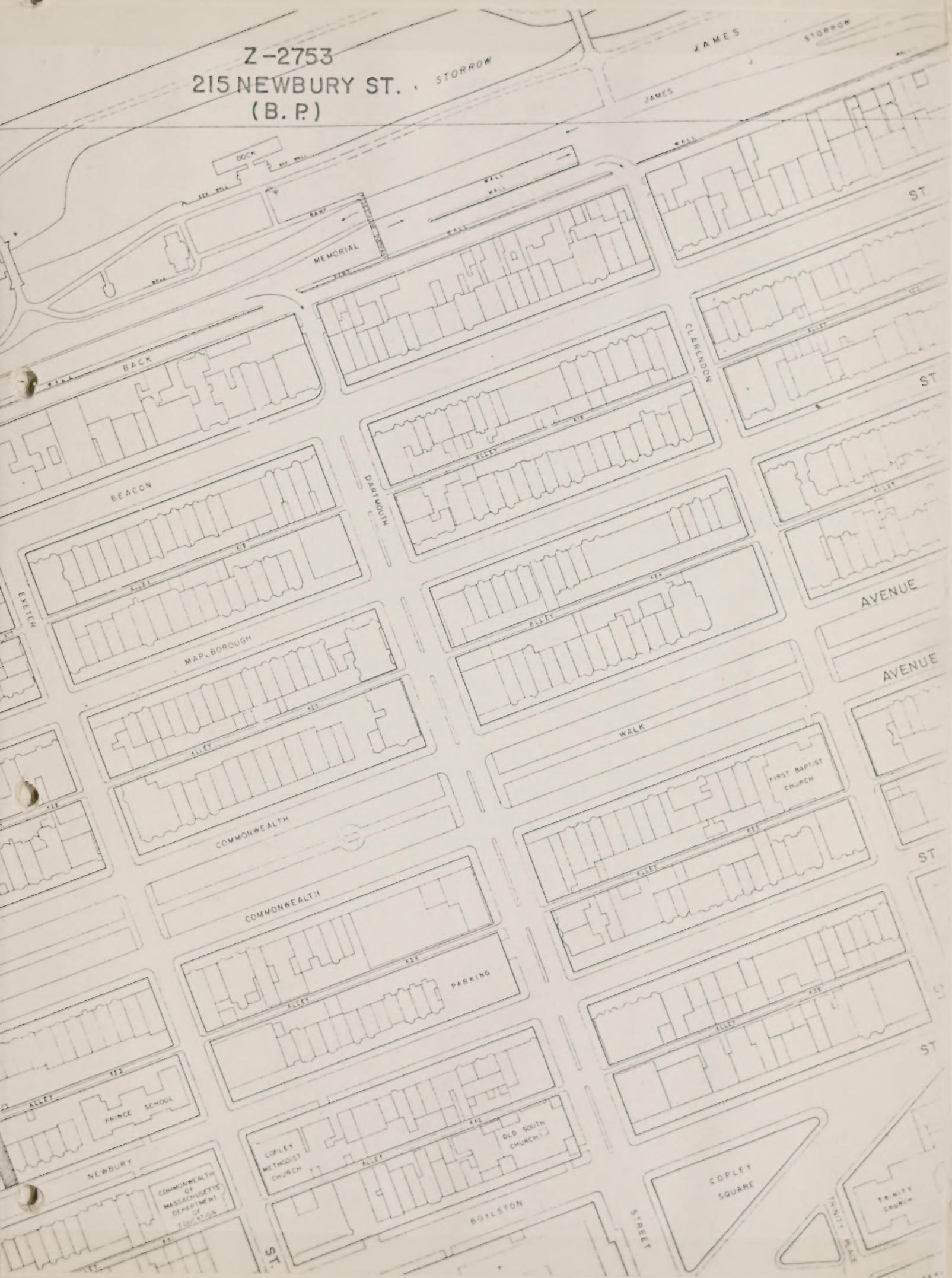
Petitioner seeks two variances for a change of occupancy from six apartments, decorating shop, catering office and kitchen to seven apartments and furniture store and to legalize free standing sign in a general business (B-4-70) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop.</u>
Section 11-2. A free standing sign on premise sign is forbidden in a B-4 district.		
Section 18-1. Front yard is insufficient.	20 ft.	1 ft.

The property, located on Newbury Street near the intersection of Exeter Street, contains a four story masonry structure. The furniture store (sale of waterbeds) is existing. There is no objection to the additional residential unit. Staff recommends that the sign now existing in the front yard be removed and any new sign conform with code requirements. Recommend approval of change of occupancy and denial of existing sign.

VOTED: That in connection with Petition No. Z-2753, brought by Abraham Eisenberg, 215 Newbury Street, Boston, for two variances for a change of occupancy from six apartments, decorating shop, catering office and kitchen to seven apartments and furniture store and to legalize free standing sign in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval of the proposed change of occupancy. The existing free standing sign in the front yard should be removed and replaced with a new sign to conform with code requirements.

Z-2753
215 NEWBURY ST. STORROW
(B. P.)



Board of Appeal Referrals 5/10/73

Hearing Date: 5/15/73

Petition No. Z-2754-2759
Luster T. Delany
15-25 Delany Circle, Brighton

Petitioner seeks six forbidden uses and 42 variances to combine contiguous lots and erect six attached two story single family dwellings in a single family (S-.5) district. The proposal violates the Code as follows:

<u>15-17-19-21-23-25 Delany Circle</u>	<u>Req'd</u>	<u>Prop</u>
Section 8-7. Attached dwelling occupied by not more than one family in each structure between fire walls is forbidden in an S-.5 district		
Section 14-1. Lot area is insufficient.	6000 sf	2144 sf
Section 14-3. Lot width is insufficient	60 ft.	19 ft.
Section 14-4. Street frontage is insufficient	60 ft.	19 ft.
Section 15-1. Floor area ratio is excessive	0.5	0.55
Section 18-1. Front yard is insufficient	30 ft.	5 ft.
Section 19-1. Side yard is insufficient	12 ft.	0
Section 20-1. Rear yard is insufficient	50 ft.	13 ft.

The property, located on Delany Circle at the intersection of Mt. Vernon Street, contains 12,863 square feet of vacant land. Proposal is a reasonable use of the ledge filled site. Variances will have no significant effect on surrounding neighborhood. Recommend approval with design review proviso.

VOTED: That in connection with Petitions Nos. Z-2754-2759, brought by Luster T. Delany, 15-25 Delany Circle, Brighton, for six forbidden and 42 variances to combine contiguous lots and erect six attached two story single family dwellings in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Proposal is a reasonable use of this ledge filled site. Variances will have no significant effect on surrounding neighborhood.



Z-2754-59
15-25 DELANY CIRCLE
(BRL)

Board of Appeal Referrals 5/10/73

Hearing Date: 5/22/73

Petition No. Z-2762

Waldman-Carver Trust

Thomas C. Carver, Trustee

1261-1299 Blue Hill Avenue, Mattapan

Petitioner seeks a forbidden use and a change in a non conforming use for a change of occupancy from office, light manufacturing of cloth labels and printing to light manufacturing of pillows, medical health center and wood cabinet plant in a general business (B-1) district.

The proposal violates the Code as follows:

Section 8-7. Manufacturing of wood products is forbidden in a B-1 district.

Section 9-2. A change in a non conforming use requires a Board of Appeal hearing.

The property, located on Blue Hill Avenue near the intersection of Ormond Street, contains a one story masonry structure. The pillow manufacturing, health center and woodworking uses are apparently existing. The following conditions are recommended: that proper means of egress be provided from each use to satisfy Building Department complaints, that all storage and manufacturing activities be confined within the building; that all loading activity occur within or at the rear of the building; that plans be submitted to the Authority for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2762, brought by Waldman-Carver Trust, Thomas C. Carver, Trustee, 1261-1299 Blue Hill Avenue, Mattapan, for a forbidden use and a change in a non conforming use for a change of occupancy from office, light manufacturing of cloth labels and printing to light manufacturing of pillows, medical health center and wood cabinet plant in a general business (B-1) district, the Boston Redevelopment recommends approval with the following provisos: that proper means of egress be provided from each use to satisfy Building Department complaints; that all storage and manufacturing activities be confined within the building; that all loading activity occur within or at the rear of the building; that plans be submitted to the Authority for design review.



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Board of Appeal Referrals 5/10/73

Hearing Date: 5/15/73

Petition No. Z-2765

Dr. Leonard Corman

87 Dartmouth Street, Boston

Petitioner seeks a conditional use and a variance for a change of occupancy from a four family dwelling to a four family dwelling and a dental clinic and to erect a one-story addition in an apartment (H-3) district. The proposal violates the Code as follows:

Section 8-7. A dental clinic is conditional in an H-3 district.

Section 20-1. Rear yard is not provided.

Property, located on Dartmouth Street at the intersection of Lawrence Street in the South End Urban Renewal Area, contains a four story and basement structure. The proposed rear extension would be utilized as an apartment by the owner dentist. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2765, brought by Dr. Leonard Corman, 87 Dartmouth Street in the South End Urban Renewal Area for a conditional use and a variance for a change of occupancy from a four family dwelling to a four family dwelling and a dental clinic and to erect a one-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided floor plans are submitted to the Authority for design review.

Board of Appeal Referrals 5/10/73

Hearing Date: 6/5/73

Petition No. Z-2769
Trustees of General Electric Pension Trust
655 Wm. T. Morrissey Blvd.
Dorchester

Petitioner seeks a change in a non conforming use and four variances to remodel the exterior of an existing gas service station and erect a roof sign in a single family (S-.5) district. The proposal violates the Code as follows:

		<u>Req'd</u>	<u>Prop</u>
Section 9-1.	Reconstruction, structural change or extension of a non-conforming use requires a Board of Appeal hearing.		
Section 11-1.	Area of sign is excessive		
Section 18-1.	Front yard is insufficient	30 ft.	25 ft.
Section 19-1.	Side yard is insufficient	12 ft.	5 ft.
Section 20-1.	Rear yard is insufficient	50 ft.	17 ft.

The property, located on Morrissey Boulevard at the intersection of Ashland Street, contains a gas service station. Proposed renovations will enhance the facility. Staff recommends that the facility comply with Board of Appeal guidelines for service stations and that the proposed sign conform with code requirements. Recommend approval with provisos.

VOTED: That in connection with Petition No.Z-2769, brought by Trustees of General Electric Pension Trust, 655 William T. Morrissey Boulevard, Dorchester, for a change in a non-conforming use and four variances to remodel the exterior of an existing gas service station and erect a roof sign in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided that the facility comply with Board of Appeal guidelines for service stations and that the proposed sign conform with code requirements.



Z-2769

55 Wm T MORRISSEY BLVD.

(DOR.)

Board of Appeal Referrals 5/10/73

Hearing Date: 5/15/73

Petitions Nos. Z-2774-2775
Michael DiCarlo
333 & 334 West Street
Hyde Park

Petitioner seeks two forbidden uses and 14 variances to erect two, two family dwellings in a single family (S-.5) district. The proposal violates the code as follows:

<u>Both Dwellings</u>	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A two family dwelling is forbidden in an S-.5 district.		
Section 14-1. Lot area is insufficient.	6000 sf	5000 sf
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf/du	0
Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	50 ft.
Section 18-1. Front yard is insufficient.	30 ft.	20 ft. 25 ft.
Section 19-1. Side yard is insufficient.	12 ft.	10 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	46 ft. 35 ft.

The properties, located on West Street near the intersection of DeForest Street, contain two, 5,000 square foot vacant lots. Proposed two family dwellings would be consistent with adjacent residences. Variances would have no adverse affect on the neighborhood. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2774-2775, brought by Michael DiCarlo, 333 & 334 West Street, Hyde Park, for two forbidden uses and 14 variances to erect two, two family dwellings in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposed two family dwellings would be consistent with adjacent residences. Variances would have no adverse affect on the neighborhood.



Z-2774-75
333+334 WEST ST.
(H.P.)

Board of Appeal Referrals 5/10/73

Hearing Date: 6/19/73

Petition No. Z-2780

James J. Mooney

22-24 Stillman Street, Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from 12 apartments and two stores to 15 apartments in a general business (B-2) district. The proposal violates the Code as follows:

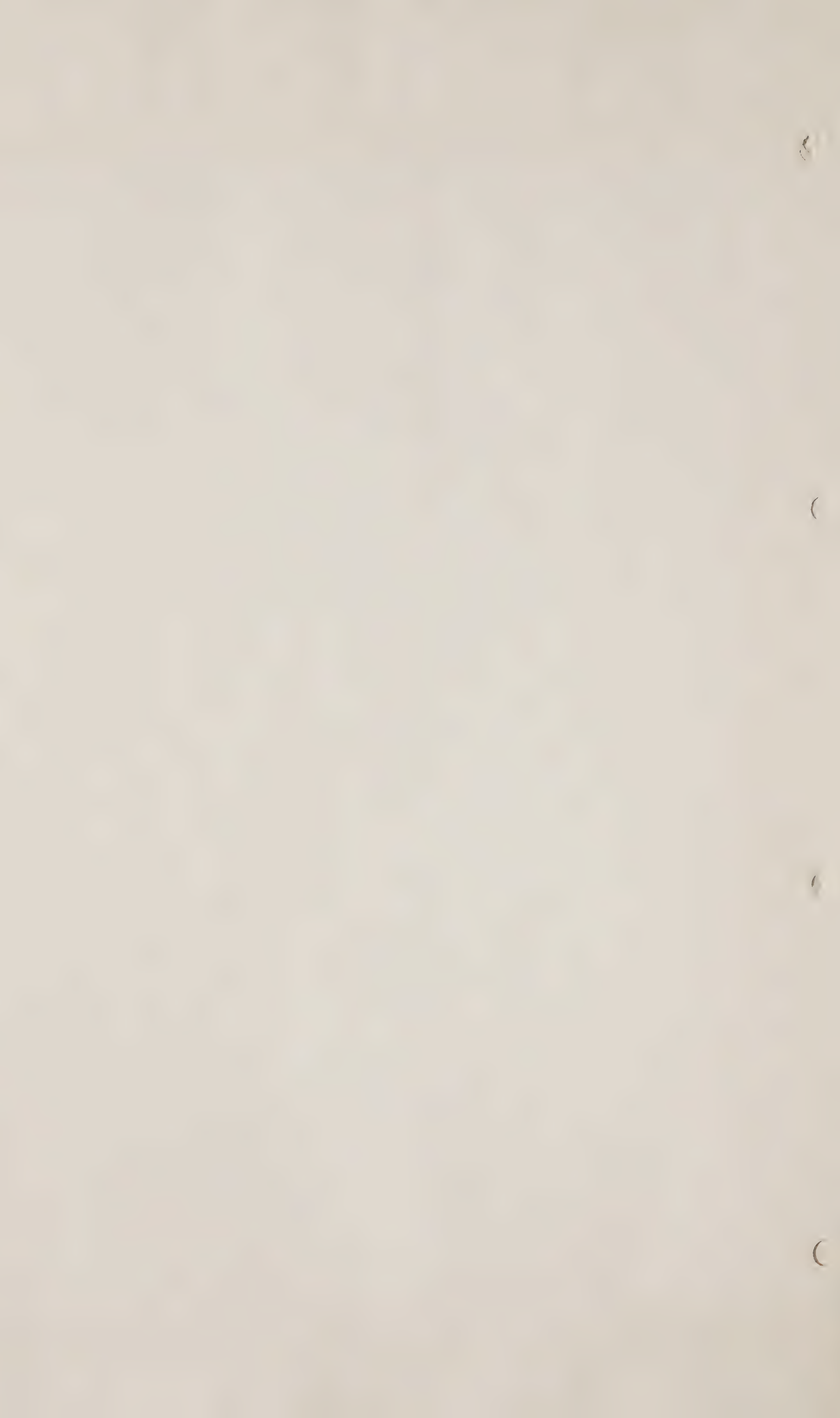
	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements for open space is forbidden in a B-2 district.		
Section 17-1. Open space is insufficient	100 sf/du	0

The property, located on Stillman Street near the intersection of North Margin Street, contains five story masonry structure. It is proposed to convert the vacant stores into three studio apartments. The conversion will improve both the property and the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2780, brought by James J. Mooney, 22-24 Stillman Street, Boston, for a forbidden use and a variance for a change of occupancy from 12 apartments and two stores to 15 apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. The conversion will improve the property and the neighborhood.

Z-2780
22-24 STILLMAN ST.
(B.P.)





Board of Appeal Referrals 5/10/73

Hearing Date: 6/19/73

Petition No. Z-2783

Robert A. and Doris J. Sears
191 Bowdoin Street, Dorchester

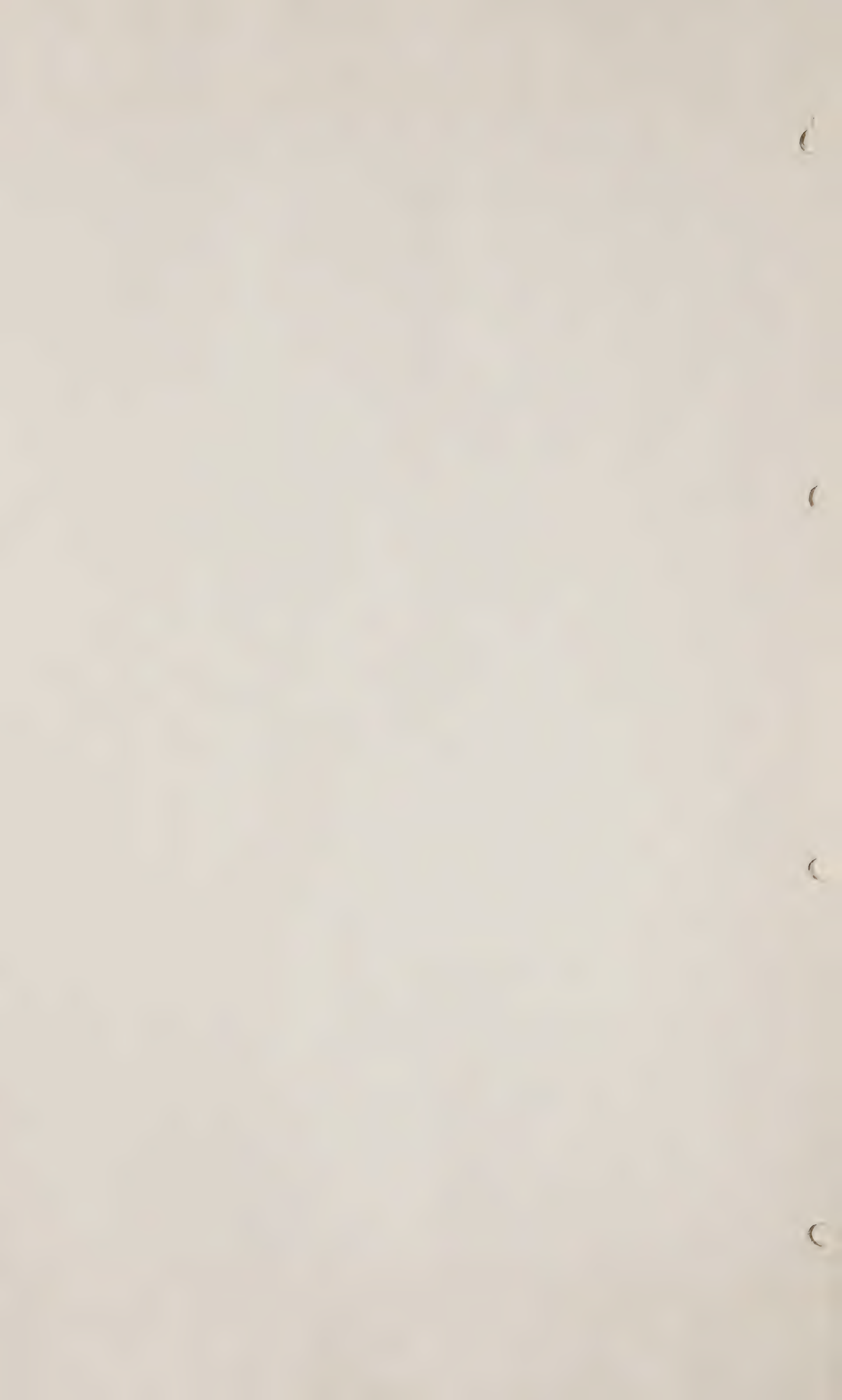
Petitioner seeks a conditional use and three variances to erect a one-story addition, erect a sign and remodel the exterior of a gas service station in a local business (L-1) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-6. A change in a condition use requires a Board of Appeal hearing.		
Section 11-2. The height of a sign attached parallel to a building may be no higher than the height of the building at the building line.		
Section 18-1. Front yard is insufficient	10 ft.	1 ft.
Section 20-1. Rear yard is insufficient	20 ft.	19 ft.

The property, located on Bowdoin Street at the intersection of Topliff Streets, contains a gas service station. The proposed addition would be utilized as a storage room. Staff recommends that the facility comply with the Board of Appeal guidelines for gas service stations; that the proposed sign conform with size and location requirements of the Code; that the existing rotating sign be made stationary. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2783, brought by Robert A. and Doris J. Sears, 191 Bowdoin Street, Dorchester, for a conditional use and three variances to erect a one-story addition, erect a sign and remodel the exterior of a gas service station in a local business (L-1) district, the Boston Redevelopment Authority recommends that the facility comply with the Board of Appeal guidelines for gas service stations; that the proposed sign conform with size and location requirements of the Code; that the existing rotating sign be made stationary.





Board of Appeal Referrals 5/10/73

Hearing Date: 5/22/73

Petition No. Z-2787
Wayne Apartments Company
Maurice Simon
1451 Blue Hill Avenue, Mattapan

Petitioner seeks a forbidden use and two variances for a change of occupancy from 13 to 14 apartments in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	593 sf/du
Section 17-1. Open space is insufficient.	800 sf/du	228 sf/du

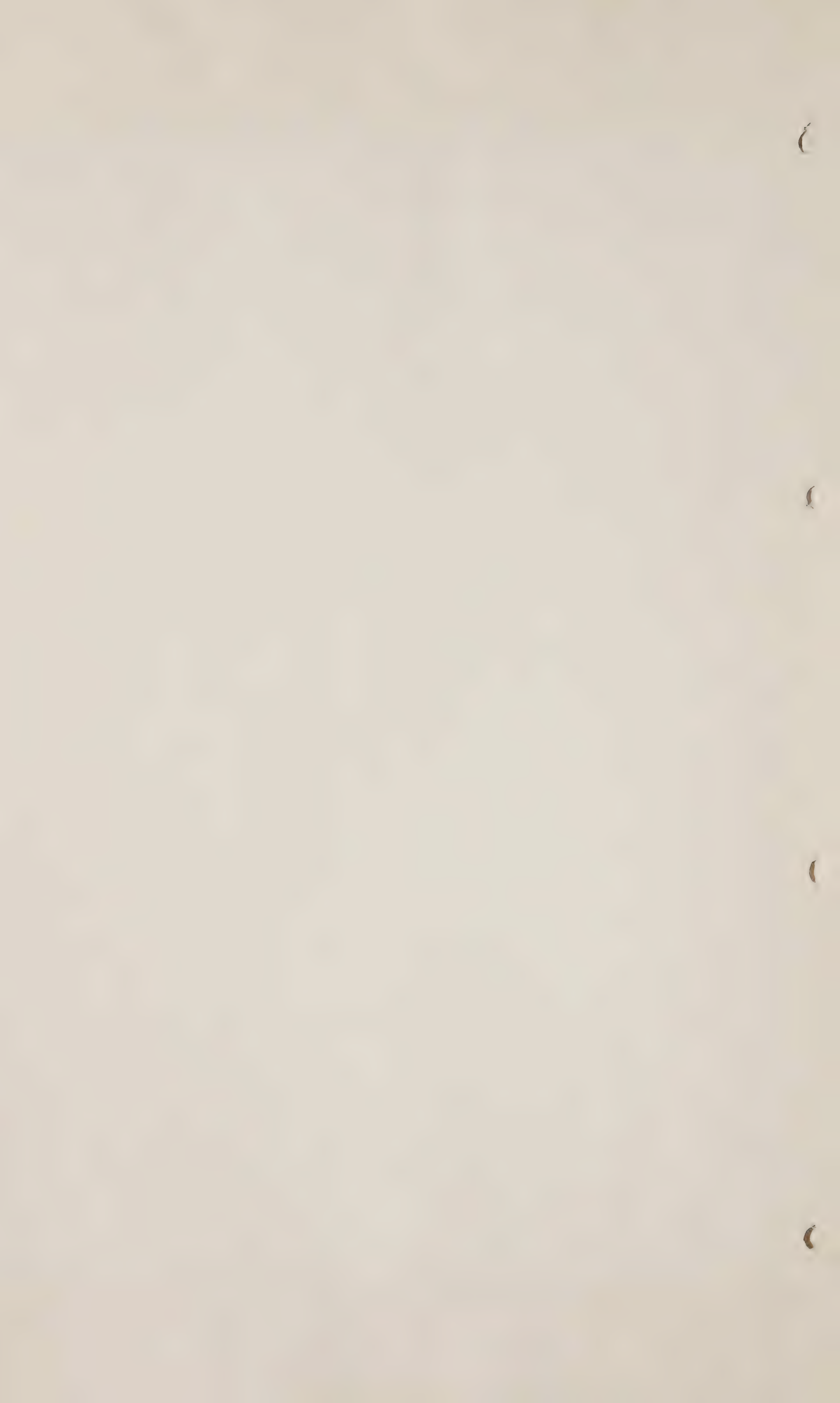
The property, located on Blue Hill Avenue at the intersection of Almont Street, contains a three story masonry structure. Petitioner has received a building permit for complete rehabilitation. Proposed occupancy is compatible with surrounding area. Recommend approval.

VOTED: That in connection with Petition No. Z-2787, brought by Wayne Apartments Company, Maurice Simon, 1451 Blue Hill Avenue, Mattapan, for a forbidden use and two variances for a change of occupancy from 13 to 14 apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy is compatible with surrounding area.



Z-2787
1451 BLUE HILL AVE.
(MATT.)

STREET PLAYGROUND



Board of Appeal Referrals 5/10/73

Hearing Date: 5/22/73

Petition No. Z-2788

Wayne Apartments Company

Maurice Simon

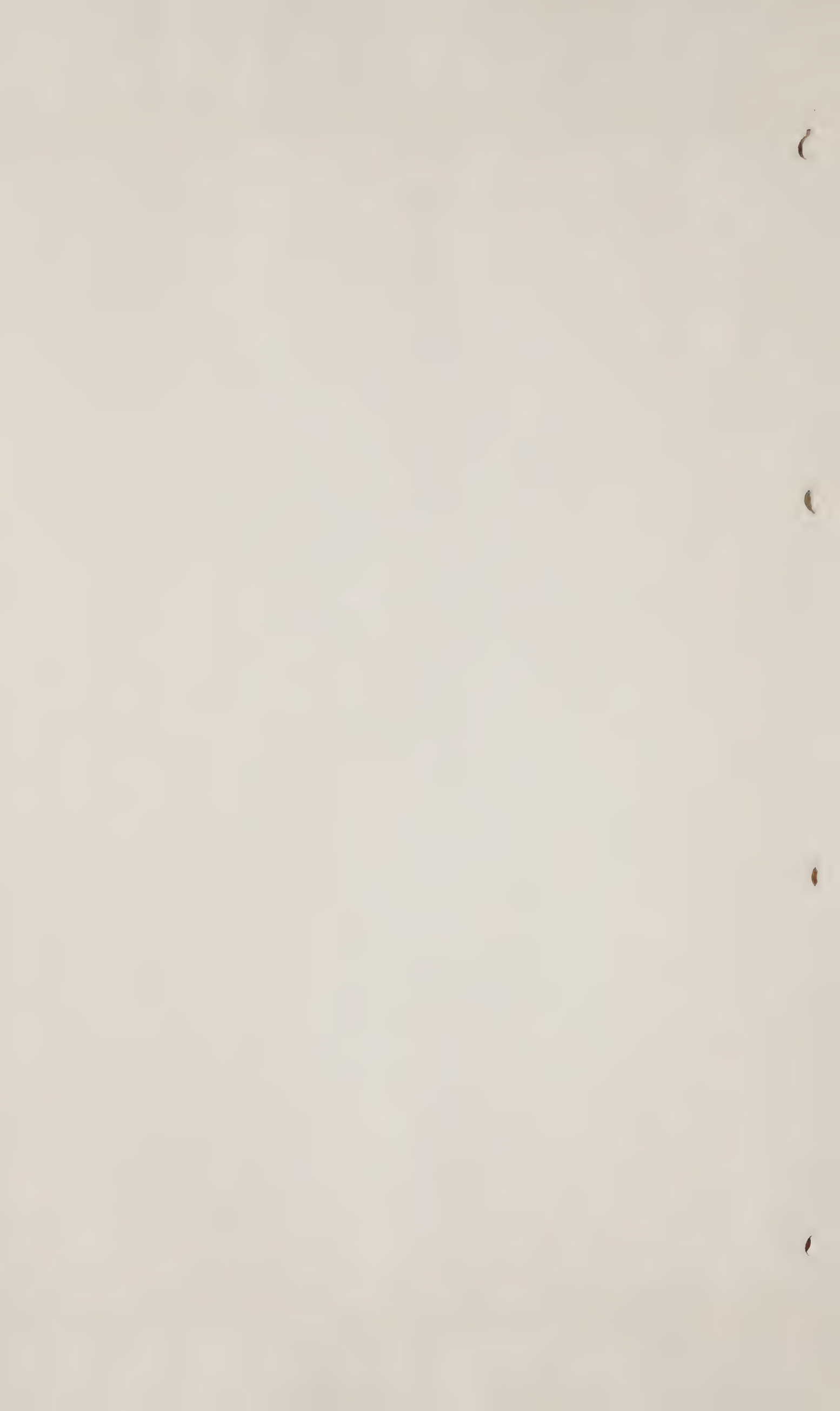
21 Bowdoin Street, Dorchester

Petitioner seeks a forbidden use and three variances for a change of occupancy from two apartments and a store to six apartments in a residential (R-.8) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop.</u>
Section 8-7. Any dwelling converted for more families which doesn't meet the requirements for lot area, open space and off street parking is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	0
Section 17-1. Open space is insufficient	800 sf/du	25 sf/du
Section 23-1. Off street parking is insufficient	3 spaces	0

The property, located on Bowdoin Street at the intersection of Greenbrier Street, contains a three story vacant and open masonry structure. Proposal will restore a fire damaged building. Public transportation is proximate to the site. Recommend approval.

VOTED: That in connection with Petition No. Z-2788, brought by Wayne Apartments Company, Maurice Simon, 21 Bowdoin Street, Dorchester, for a forbidden use and three variances for a change of occupancy from two apartments and store to six apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. A fire damaged building will be restored. Public transportation is proximate to the site.



Board of Appeal Refferals 5/10/73

Hearing Date: 5/22/73

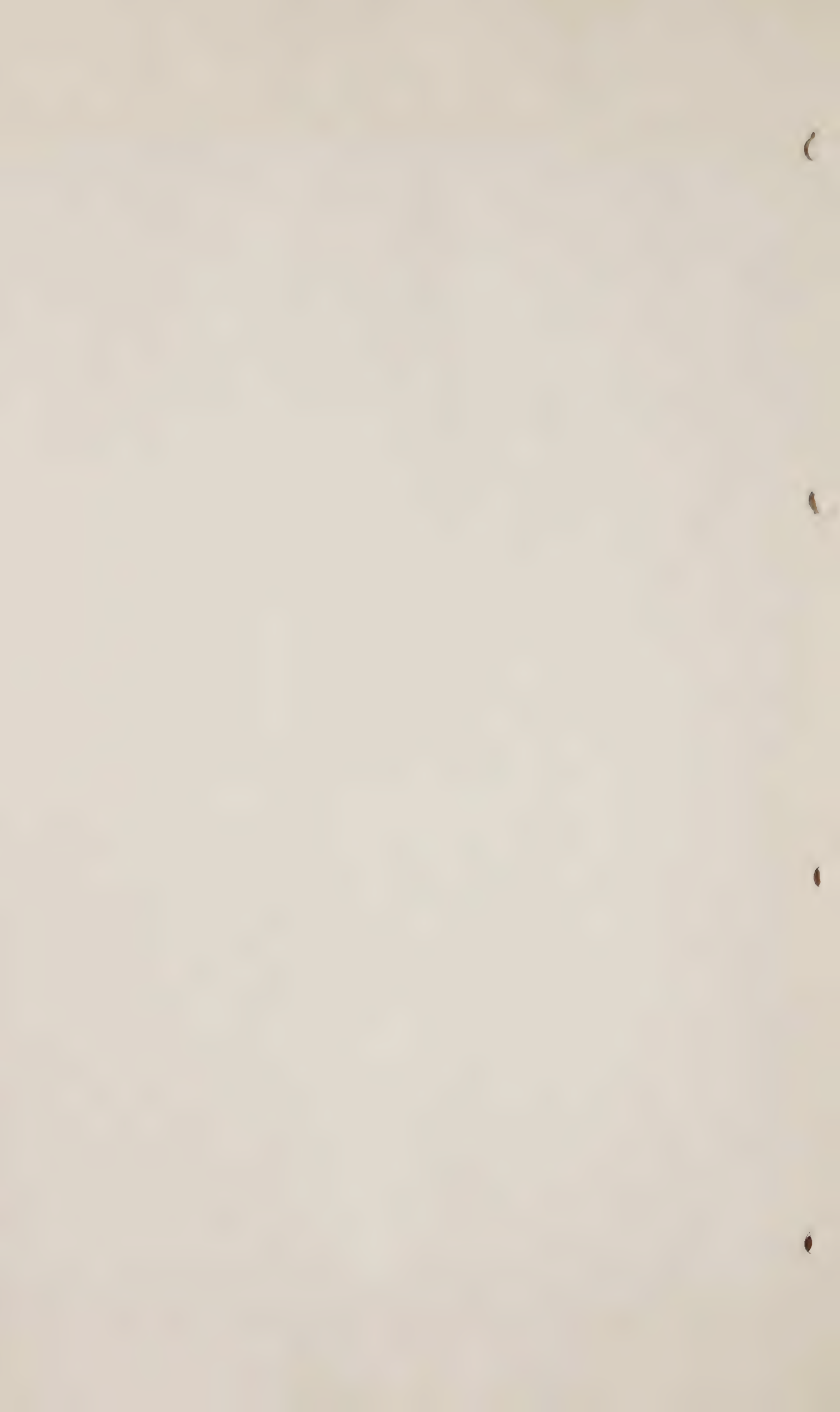
Petition No. Z-2789
Wayne Apartments Company
Maurice Simon
360 Shawmut Avenue, Roxbury

Petitioner seeks a forbidden use and three variances for a change of occupancy from 6 to 10 apartments in an apartment (H-1) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements for lot area, open space and off street parking is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient	1000 sf/du	0
Section 17-1. Open space is insufficient	400 sf/du	70 ft
Section 23-1. Off street parking is insufficient	4 spaces	0

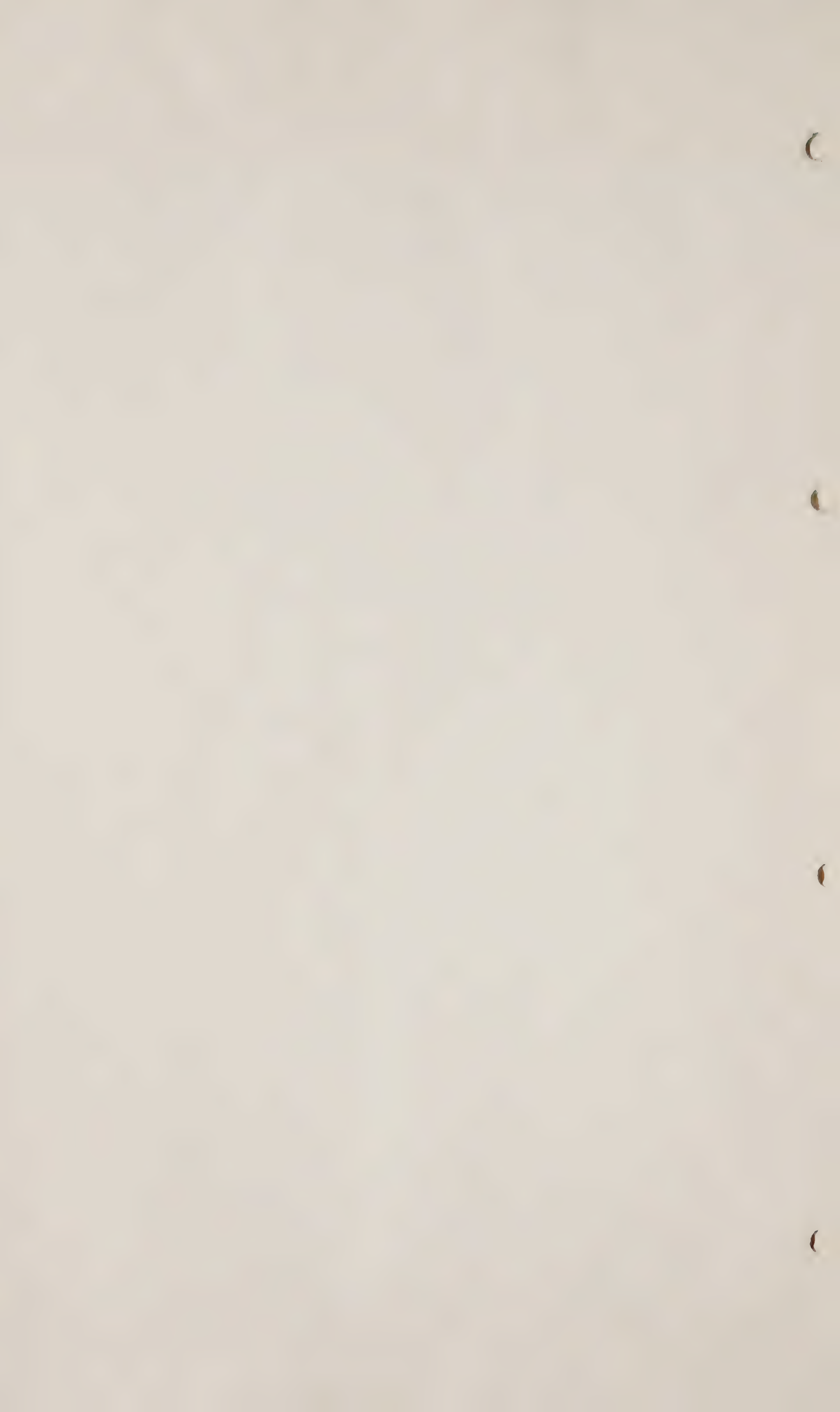
Property, located on Walnut Avenue at the intersection of Homestead Street in the Washington Park Urban Renewal Area, contains a three story and basement masonry structure. Staff recommends that floor plans and exterior changes be submitted for design review. Arrangements should be made for off street parking facilities to help alleviate vehicular problems existing in the neighborhood. Recommend approval with proviso.

VOTED: That in connection with Petition No.Z-2789, brought by Wayne Apartments Company, Maurice Simon, 360 Walnut Avenue, in the Washington Park Urban Renewal Area, for a forbidden use and three variances for a change of occupancy from 6 to 10 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided floor plans and exterior changes are submitted to the Authority for design review. Arrangements should be made for off street parking facilities to help alleviate vehicular problems existing in the neighborhood.



Z-2789
360 WALNUT AVE.
(ROX.)





Board of Appeal Referrals 5/10/73

Hearing Date: 5/22/73

Petition No. Z-2795
Joseph A. Pennachio, Trustee
10 Albemarle Street, Hyde Park

Petitioner seeks a forbidden use and seven variances to erect a three story 24 unit apartment structure in an apartment (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A multi family dwelling is forbidden in an R-.5 district.		
Section 10-1. Parking is not allowed within required front yard.		
Section 14-1. Lot area is insufficient.	2 acres	29,224 sf
Section 14-3. Lot width is insufficient.	200 ft.	153 sf
Section 15-1. Floor area ratio is excessive.	0.5	0.7
Section 16-1. Height of building is excessive.	2 stories	3 stories
Section 17-1. Open space is insufficient.	1000 sf/du	435 sf/du
Section 20-1. Rear yard is insufficient.	40 ft.	13 ft.

Property, located on Albemarle Street at the intersection of Readville Street, contains 29,224 sq. ft. of land. Proposal is a reasonable use of property which has been vacant for several years and is compatible with multi family apartment structures existing to the rear of the site on Neponset Valley Parkway. Staff recommends that no parking be allowed in the front yard and that plans be submitted to the Authority for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2795, brought by Joseph A. Pennachio, 10 Albemarle Street, Hyde Park, for a forbidden use and seven variances to erect a three story 24 unit apartment structure in an apartment (R-.5) district, the Boston Redevelopment Authority recommends approval provided that no parking be allowed in the front yard and that plans be submitted to the Authority for design review.

Z-2795
10 ● BERMARIE ST.
(H.P.)





Z-2802
415-431 LA GRANGE ST
(W.R.)

Z-2827

79 IMBARO ROAD

(H.P.)



